

CITY OF SAN JOSÉ, CALIFORNIA Department of Planning, Building and Code Enforcement 801 North First Street, Room 400 San José, California 95110-1795		Hearing Date/Agenda Number P.C. 10-09-02 Item. 3.d.
<h1>STAFF REPORT</h1>		File Number CP 02-029
		Application Type Conditional Use Permit
		Council District 2
		Planning Area Edenvale
		Assessor's Parcel Number(s) 687-33-069
PROJECT DESCRIPTION		Completed by: Jeff Roche
Location: Northwesterly corner of Santa Teresa Boulevard and Snell Avenue (6061 Snell Avenue)		
Gross Acreage: 6.70	Net Acreage: 6.70	Net Density: N/A
Existing Zoning: CP Commercial Pedestrian	Existing Use: Commercial	
Proposed Zoning: No change	Proposed Use: Addition of (3) three wireless communications antennas to the roof of an existing commercial building and ancillary equipment	
GENERAL PLAN		Completed by: JR
Land Use/Transportation Diagram Designation Neighborhood Community Commercial		Project Conformance: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> See Analysis and Recommendations
SURROUNDING LAND USES AND ZONING		Completed by: JR
North: Commercial	CP Commercial Pedestrian	
East: Commercial	CP Commercial Pedestrian	
South: Commercial	CP Commercial Pedestrian	
West: Detached Residential	R-1-8 Residence	
ENVIRONMENTAL STATUS		Completed by: JR
<input type="checkbox"/> Environmental Impact Report found complete <input type="checkbox"/> Negative Declaration circulated on <input type="checkbox"/> Negative Declaration adopted on		<input checked="" type="checkbox"/> Exempt <input type="checkbox"/> Environmental Review Incomplete
FILE HISTORY		Completed by: JR
Annexation Title: Alamitos No. 8		Date: February 19, 1964
PLANNING DEPARTMENT RECOMMENDATIONS AND ACTION		
<input checked="" type="checkbox"/> Approval <input type="checkbox"/> Approval with Conditions <input type="checkbox"/> Denial	Date: _____ <input type="checkbox"/> _____	Approved by: _____ <input checked="" type="checkbox"/> Action <input type="checkbox"/> Recommendation
OWNER	APPLICANT/DEVELOPER	
Edward C. Peterson, Vice President Asset Management Group 11750 Sorrento Valley Road San Diego, CA 92121	Ellen Magnie Cingular Wireless 4420 Rosewood Drive, Third Floor Pleasanton, CA 94588	

PUBLIC AGENCY COMMENTS RECEIVED

Completed by: Jeff Roche

Department of Public Works
No comments

Other Departments and Agencies
See attached memoranda from Fire and Police Departments

GENERAL CORRESPONDENCE

None received

ANALYSIS AND RECOMMENDATIONS

BACKGROUND

The applicant, Cingular Wireless, is requesting a Conditional Use Permit to allow the installation of (3) three wireless communication antennas mounted on the roof of an existing commercial building located at the northwesterly corner of Santa Teresa Boulevard and Snell Avenue (6061 Snell Avenue). The Zoning Ordinance requires a Conditional Use Permit (CUP) for wireless communication antennas located in the CP Commercial Pedestrian Zoning District. This CUP also functions as a Site Development Permit for the installation of improvements, including the ancillary ground equipment.

Surrounding uses include commercial uses to the north, east, south, and detached residential to the west.

In 1996, staff explored the issues of electromagnetic radiation to determine if emissions from antennas of the proposed type posed a public health concern. Staff found that the low-frequency, low-energy, non-ionizing emission associated with wireless communications antennas were well below the recognized safety standards set by the American National Standards Institute (ANSI). Staff concluded there was no evidence that such transmission would result in adverse health effects to people living or working in the vicinity of the antennas. Further, Staff investigated reports that wireless communication transmission interfered with hearing aids, pace makers, and other electronic devices. Staff determined that the reported interference resulted from cordless telephones and not from the antennas.

Project Description

The proposed project consists of the installation of (3) three, 54-inch tall by 12-inch wide, panel wireless communication antennas mounted to the roof of an existing industrial building. These antennas will be mounted behind a combination of existing and new screen walls on the roof. The applicant is proposing to increase the height of screen walls, to completely screen the proposed antennas. Associated equipment will be housed in a new equipment shelter located on the ground adjacent to the southeast side of the existing building. The proposed facility is self-operating and unmanned, except for monthly maintenance operations. The goal of this project is to provide and enhance coverage in the Santa Teresa and Snell area. The applicant has indicated that this facility will allow better coverage and increased system access and quality to the growing number of cellular telephone users in the area.

ENVIRONMENTAL REVIEW

The Director of Planning has determined that this project is exempt from environmental review under the provisions of the California Environmental Quality Act pursuant to Section 15303 which pertains to the new construction or conversion of small structures such as that which is proposed.

GENERAL PLAN CONFORMANCE

The proposed use is consistent with the subject site's General Plan Land Use/Transportation Diagram designation of Neighborhood/Community Commercial.

ANALYSIS

The primary issues analyzed for the project include; 1) Conformance to the Zoning Ordinance, and 2) Conformance to Council Policy 6-20, Land Use Policy for Wireless Communications Antennas.

Conformance to the Zoning Ordinance Requirements

The maximum height for structures in the CP Commercial Pedestrian Zoning District is 50 feet. The proposed antennas and roof screen extend to a height of 35 feet in conformance with this limitation. The proposed equipment enclosure conforms to the setback requirements of the CP Commercial Pedestrian District.

Conformance to the Council Policy for Wireless Communications Facilities

The proposed project conforms to key applicable elements of the Council Policy. The policy recommends building mounted antennas to be located a minimum of 50 feet horizontally from any property with a residential use or General Plan designation. The site is surrounded on three sides by commercial uses. The proposed antennas are located approximately 55 feet horizontally from the detached residential properties to the west.

The Council Policy requires building or structure mounted antennas to be located as to minimize visual impacts, and to be architecturally integrated into the structure. It also requires ancillary equipment to be screened. The proposed antennas are well screened and the equipment cabinet is set well back from the public right-of-way. Existing landscaping provides additional screening of the proposed facilities from off-site and on-site. The proposed equipment shelter does not eliminate required parking for the commercial facility.

RECOMMENDATION

The Planning staff recommends that the Planning Commission approve the requested Conditional Use Permit and include the following findings and conditions in its resolution.

The Planning Commission finds that the following are the relevant facts regarding this proposed project:

1. This site has a designation of Neighborhood Community/Commercial on the adopted San José 2020 General Plan Land Use/Transportation Diagram.
2. The project site is located in the CP Commercial Pedestrian Zoning District. The maximum height for structures in the CP Commercial Pedestrian Zoning District is 50 feet. The Code also states that the antenna must be architecturally integrated into the building and all ancillary equipment must be adequately screened, and that the antenna must not add to the visual clutter of the building or structure.
3. The City Council has adopted a Policy (6-20), entitled Land Use Policy for Wireless Communication Facilities. This Policy states that wireless communications facilities are allowed in Industrial General Plan designations. It also provides criteria for siting wireless communication antennas to address potential visual impacts, allowable height, and setbacks from residential uses.
4. The proposed site for these antennas is adjacent to commercial uses on three sides. On the remaining side, the proposed antennas are located approximately 55 feet horizontally from the existing detached residential properties to the west.
5. The developer will be extending existing roof screens to help screen the subject antennas from off the site.
6. The proposed project installs a total of (3) three wireless communication antennas mounted on the roof of an existing commercial building. The proposed antennas would have a maximum height of approximately 35 feet, and would extend approximately 4 feet 8 inches above the existing building.
7. Under the provisions of Section 15303 of the State Guidelines for Implementation of the California Environmental Quality Act (CEQA), this project is exempt from the environmental review requirements of Title 21 of the San José Municipal Code, implementing the California Environmental Quality Act of 1970, as amended.

This Planning Commission concludes and finds, based upon an analysis of the above facts that:

1. The proposed project conforms to the City's General Plan.
2. The proposed project complies with all applicable provisions of the Zoning Ordinance.
3. The proposed project is in compliance with the California Environmental Quality Act.
4. The proposed project is consistent with City Council Policy 6-20: Land Use Policy for Wireless Communication Facilities.

Finally, based upon the above-stated findings and subject to the conditions set forth below, the Planning Commission finds that:

1. The proposed use at the location requested will not
 - a. Adversely affect the peace, health, safety, morals or welfare of persons residing or working in the surrounding area; or
 - b. Impair the utility or value of property of other persons located in the vicinity of the site; or
 - c. Be detrimental to public health, safety or general welfare; and
2. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this title, or as is otherwise required in order to integrate said use with the uses in the surrounding areas; and
3. The proposed site is adequately served:
 - a. By highways or streets of sufficient width and improved as necessary to carry the kind and quality of traffic such use would generate; and
 - b. By other public or private service facilities as are required.

In accordance with the findings set forth above, a Conditional Use Permit to use the subject property for said purpose specified above and subject to each and all of the conditions hereinafter set forth is hereby granted. This Planning Commission expressly declares that it would not have granted this permit except upon and subject to each and all of said conditions, each and all of which conditions shall run with the land and be binding upon the owner and all subsequent owners of the subject property, and all persons who use the subject property for the use conditionally permitted hereby.

CONDITIONS PRECEDENT

This Conditional Use Permit shall have no force or effect and the subject property shall not be used for the hereby permitted uses unless and until all things required by the below-enumerated precedent conditions shall have been performed or caused to be performed and this Resolution has been recorded with the County Recorder.

1. **Acceptance and Payment of Recording Fees.** The "Acceptance of Permit and Conditions" form shall be **signed, notarized, and returned** to the Department of City Planning within **60 days** from the date of issuance of the resolution granting the permit. *Failure to do so will result in this permit automatically expiring regardless of any other expiration date contained in this permit.* Fees for recording a Certificate of Permit with the Recorder for the County of Santa Clara must be submitted along with the Acceptance Form.

CONCURRENT CONDITIONS

The subject property shall be maintained and utilized in compliance with the below-enumerated conditions throughout the life of the permit:

1. **Conformance with Plans.** Construction and development shall conform to approved development plans entitled, "Nob Hill BA-337-01 Cingular Wireless" dated April 15, 2002, last revised on August 9, 2002, on file with the Department of Planning, Building and Code Enforcement, and to the San José Building Code (San José Municipal Code, Title 24).
2. **Nuisance.** This use shall be operated in a manner which does not create a public or private nuisance. Any such nuisance must be abated immediately upon notice by the City.
3. **Lighting.** This permit allows no new on-site lighting.
4. **Outside Storage.** No outside storage is permitted for the project except in areas designated on the approved plan set.
5. **Colors and Materials.** All building colors and materials are to be those specified on the approved plan set.
6. **Building Clearance for Issuing Permits.** Prior to the issuance of a Building Permit, the following requirements must be met to the satisfaction of the Chief Building Official:
7. **Construction Plans.** This Permit file number, CP 02-029 shall be printed on all construction plans submitted to the Building Division.
8. **Fire Hydrants.** Public (off-site) and private (on-site) fire hydrants shall be provided as required. The exact location shall be specified by Protection Engineering Section of the Fire Department to the satisfaction of the Fire Chief.
9. **Fire Hydrants and Driveways.** All fire hydrants shall be at least 10 feet from all driveways to the satisfaction of the Fire Chief.
10. **Fire Flow.** Required fire flow for the site is as approved in writing by the Fire Chief.
11. **Fire Lanes.** Fire lanes, suitably designated "FIRE LANE - NO PARKING," shall be provided to the satisfaction of the Fire Chief.
12. **Hazardous Materials.** Any hazardous materials regulated by Chapter 17.68 of the San José Municipal Code on the site must be used and stored within approved buildings and/or within areas specified on the approved plan set, if any, in full compliance with the City's Hazardous Material Ordinance and the Hazardous Materials Management Plan for the site approved by the San José Fire Prevention Bureau.

13. **Anti-Graffiti.** The applicant shall remove all graffiti from buildings and wall surfaces within 48 hours of defacement.
14. **Discontinuation of Use.** Upon discontinuation of the use of the subject antennas, the applicant shall remove all antenna improvements associated with this permit within 30 days.
15. **Generators.** This permit does not include approval of emergency back-up generator on the subject site.

CONDITIONS SUBSEQUENT

1. **Permit Expiration.** This Conditional Use Permit shall automatically expire two years from and after the date of adoption of the Resolution by the Planning Commission, or by the City Council on appeal, granting this Permit, if within such two-year period, the proposed use of this site or the construction of buildings has not commenced, pursuant to and in accordance with the provisions of this Conditional Use Permit. The date of adoption is the date the Resolution granting this Conditional Use Permit is approved by the Planning Commission. However, the Director of Planning may approve a Permit Adjustment to extend the validity of this Permit for a period of up to two years. The Permit Adjustment must be approved prior to the expiration of this Permit.
2. **Revocation, Suspension, Modification.** This Conditional Use Permit may be revoked, suspended or modified by the Planning Commission, or by the City Council on appeal, at any time regardless of who is the owner of the subject property or who has the right to possession thereof or who is using the same at such time, whenever, after a noticed hearing in accordance with Part 3, Chapter 20.44, Title 20 of the San José Municipal Code it finds:
 - a. A violation of any conditions of the Conditional Use Permit was not abated, corrected or rectified within the time specified on the notice of violation; or
 - b. A violation of any City ordinance or State law was not abated, corrected or rectified within the time specified on the notice of violation; or
 - c. The use as presently conducted creates a nuisance.

C: Leah Hernikl, Ruth & Going, Inc., P.O. Box26460, San Jose, CA 95159
Art Chen, CRDC Engineers, 1625 Julian Drive, El Cerrito, CA 94530

